

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

STEPHEN MATLIN,

DEBTOR.

MARK J. CONWAY, CHAPTER 7
TRUSTEE FOR THE ESTATE OF
STEPHEN MATLIN,

MOVANT,

VS.

OCWEN LOAN SERVICING LLC
(HSBC BANK USA NA),
SPECIALIZED LOAN SERVICING LLC,
AS SERVICER FOR FV-1, INC. IN
TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS, LLC,
INTERNAL REVENUE SERVICE,
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE,

ATTN: CORPORATE OFFICER OR
PERSON IN CHARGE

RESPONDENTS.

CASE NO. 5-15-03421-JJT

CHAPTER 7

**NOTICE OF TRUSTEE'S INTENTION TO SELL REAL PROPERTY
FREE AND CLEAR OF LIENS AND ENCUMBRANCES**

NOTICE IS HEREBY GIVEN that a Motion Seeking Authority for Sale Free and Clear of Liens and Encumbrances has been filed with the Bankruptcy Court by the Chapter 7 Trustee, Mark J. Conway, in the above-captioned case.

It is the intention of the Trustee to sell free and clear of liens and encumbrances, the Debtor's real property and improvements known as 629 West Lakeview Drive, Village of Lake Ariel, Township of Salem, County of Wayne, Commonwealth of Pennsylvania, (Tax Map No. 22-0-0023-0103) to Matthew Smith & Deanna Smith, for the sum of Four Hundred Ten Thousand Dollars (\$410,000.00). Any liens, if any, shall attach to the sale proceeds.

The Motion may be examined during regular business hours at the Office of the Clerk of the United States Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, Pennsylvania 18701. All inquiries, including inquiries to examine the property prior to sale should be directed to Mark J. Conway, Esquire, at the

address and phone number listed below and not to the United States Bankruptcy Court Clerk.

Any objections to this Motion must be filed with the Office of the Clerk of the United States Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 S. Main Street, Wilkes-Barre, Pennsylvania 18701, with a copy served upon Mark J. Conway, Esq., 502 South Blakely Street, Dunmore, PA 18512, on or before twenty-one (21) days from the date of this Notice. In the absence of any timely filed Objections, the Court may enter an Order authorizing the sale requested under this Motion.

In the event Objections or Responses are filed, a hearing will be held on October 11, 2018 at 9:30 A.M. at United States Bankruptcy Court, Courtroom #2, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

**LAW OFFICES OF MARK J. CONWAY, P.C.
502 South Blakely St.
Dunmore, PA 18512
(570) 343-5350
Counsel for Trustee**

DATED: August 29, 2018

**MARK J. CONWAY, ESQ.
502 SOUTH BLAKELY STREET
DUNMORE, PA 18512**

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

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IN RE:

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TRUSTEE FOR THE ESTATE OF
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MORTGAGE CAPITAL HOLDINGS, LLC,
INTERNAL REVENUE SERVICE,
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE,**

**ATTN: CORPORATE OFFICER OR
PERSON IN CHARGE**

RESPONDENTS.
.....

CERTIFICATE OF SERVICE

I, Constance Norvilas, Paralegal, hereby certify that on the 28th day of August, 2018, I served the Trustee's Motion Seeking Authority to Sell Real Property of the Estate Free and Clear of Liens and Encumbrances and proposed Order with the Clerk using the CM/ECF system which sent notification of such filing to the following Filing Users at the following e-mail addresses:

U.S. Trustee
Middle District of PA
228 Walnut Street
Room 1190
Harrisburg, PA 17101
ustpreion03.ha.ecf@usdoj.gov

John J. Martin, Esq.
Law Offices of John J. Martin
1022 Court Street
Honesdale, PA 18431
jmartin@martin-law.net

and I hereby certify that on the 29th day of August, 2018, I mailed by United States Postal Service first class mail, with postage pre-paid thereon, the Motion Seeking Authority to Sell Real Property of the Estate Free and Clear of Liens and Encumbrances and proposed Order, along with a Notice and the Order Setting Response Time and Hearing Date issued by the Clerk's Office to the following non CM/ECF participants at the following postal addresses:

Stern & Eisenberg, P.C.
410 The Pavilion
261 Old York Road
Jenkintown, PA 19046
Attn: Corporate Officer or Person in Charge
(Counsel for Ocwen Loan Servicing/HSBC Bank USA, NA)

James C. Warmbrodt, Esquire
KML Law Group, P.C.
BNY Mellon Independence Center
701 Market Street, Suite 5000
Philadelphia, PA 19106
Attn: Corporate Officer or Person in Charge
(Counsel for Specialized Loan Servicing as servicer for FV-I, Inc.,
in trust for Morgan Stanley Mortgage Capital Holdings LLC)

Internal Revenue Service
7 North Wilkes-Barre Boulevard
Wilkes-Barre, PA 18702
Attn: Corporate Officer or Person in Charge

Internal Revenue Service
Central Insolvency Operation
P.O. Box 7346
Philadelphia, PA 19101-7346
Attn: Corporate Officer or Person in Charge

Bruce D. Brandler, Esq.
Harrisburg Federal Building and Courthouse
228 Walnut Street, Ste. 220
PO Box 11754
Harrisburg, PA 17108-1754
Attn: Corporate Officer or Person in Charge

Jeff Sessions, Esq.
US Department of Justice
950 Pennsylvania Avenue, NW
Washington, DC 20530-0001
Attn: Corporate Officer or Person in Charge

New York State Department of Taxation and Finance
P.O. Box 4127
Binghamton, NY 13902-4127
Attn: Corporate Officer or Person in Charge

Amanda Kate Hiller, Esquire
New York State Department of Taxation and Finance
Building 9 W.A. Harriman Campus
Albany, NY 12227-0001
Attn: Corporate Officer or Person in Charge

Barbara D. Underwood, Esquire
New York State Attorney General
Office of the Attorney General
The Capitol
Albany, NY 12224-0341
Attn: Corporate Officer or Person in Charge

and I hereby certify that on the 29th day of August, 2018, I mailed by United States Postal Service first class mail, with postage pre-paid thereon, the Notice of Trustee's Motion to Sell Real Property Free & Clear of Liens & Encumbrances to all parties on the attached mailing matrix.

LAW OFFICES OF MARK J. CONWAY, P.C.

/s/ Constance Norvilas

Constance Norvilas, Paralegal
502 South Blakely Street
Dunmore, PA 18512
(570) 343-5350

Label Matrix for local noticing
0314-5
Case 5:15-bk-03421-JJT
Middle District of Pennsylvania
Wilkes-Barre
Wed Aug 29 11:10:19 EDT 2018

Chase Auto
PO Box 901076
Fort Worth, TX 76101-2076

Mark J. Conway (Trustee)
502 South Blakely Street
Dunmore, PA 18512-2237

Gecrbsamsdc
P.O. Box 965005
Orlando, FL 32896-5005

(p) INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

John J. Martin
Law Offices John J. Martin
1022 Court Street
Honesdale, PA 18431-1925

NYS Department of Taxation and Finance
PO Box 4127
Binghamton, NY 13902-4127

Nco Fin51
P.O. Box 15273
Wilmington, DE 19850-5273

PO Box 41760
Boston, MA 02241-0001

Roamingwood Sewer & Water Authority
PO Box 6
Lake Ariel, PA 18436-0006

Bay Area Ca
1000 Abernathy Rd.
Building 400 Suite
Atlanta, GA 30328-5614

Clove Lakes Healthcare & Rehab Center
25 Fanning Street
Staten Island, NY 10314-5307

Diane Droge
194 St. Johns Avenue
Staten Island, NY 10305-2909

HSBC Bank USA
PO Box 6440
Carol Stream, Illinois 60197-6440

Jordan B. Glaser, MD
1408 Richmaond Road
Staten Island, NY 10304-2312

Stephen Matlin
1645 The Hideout
Lake Ariel, PA 18436-9567

NYU Hospital for Joint Diseases
305 2nd Ave Ste 16
New York, NY 10003-2747

Ocwen Loan (3451 Hammond Ave, Waterloo,
3451 Hammond Ave
Waterloo, Iowa 50702-5345

Physicians of University Hospital
One Edgewater St. 6th Floor
Staten Island, NY 10305-4900

Stavros E. Sitinas
444 Madison Avenue
4th Floor
New York, NY 10022-6903

Bay Area Cs
1000 Abernathy Rd.
Building 400 Suite
Atlanta, GA 30328-5614

Mark J. Conway
Law Offices of Mark J Conway PC
502 South Blakely Street
Dunmore, PA 18512-2237

Gecrb/samsdc
PO Box 965005
Orlando, Florida 32896-5005

Healthcare Associats in Med
2535 Arthur Kill Road
Staten Island, NY 10309-1207

Jzanus LTD
170 Jericho Turnpike
Floral Park, NY 11001-2024

Mort Serv Ct
2001 Bishop Gate B
Mount Laurel, New Jersey 08054-4604

Nco Fin/51
POB 15273
Wilmington, Delaware 19850-5273

One on One Physical Therapy
PO Box 2090
Tarrytown, NY 10591-9090

ProJan Professional Cleaning & Restoration,
408 Dennis Road
Honesdale, PA 18431-6512

Staten Island Rehab Machine
One Edgewater Street
6th Floor
Staten Island, NY 10305-4939

Staten Island University Hosp
PO Box 29772
New York, NY 10087-9772

Stern & Eisenberg, PC
410 The Pavilion
261 Old York Road
Jenkintown, PA 19046-3706

The Hideout POA
640 The Hideout
Lake Ariel, PA 18436-9786

Transworld Systems
507 Prudential Road
Horsham, PA 19044-2308

Travelworld Systems
507 Prudential Road
Horsham, PA 19044-2308

United States Trustee
228 Walnut Street, Suite 1190
Harrisburg, PA 17101-1722

James Warmbrodt
701 Market Street Suite 5000
Philadelphia, PA 19106-1541

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Internal Revenue Service
ACS Support - Stop 5050
PO Box 219236
Kansas City, MO 64121-9236

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)FV-I, Inc. in trust for Morgan Stanley Mor

(u)Regional Claims Recovery

End of Label Matrix	
Mailable recipients	36
Bypassed recipients	2
Total	38